

137.0

0003

0012.A

Map

Block

Lot

1 of 1

Residential

CARD

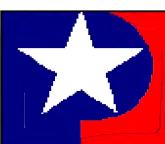
ARLINGTON

Total Card / Total Parcel

APPRAISED: 1,015,800 / 1,015,800

USE VALUE: 1,015,800 / 1,015,800

ASSESSED: 1,015,800 / 1,015,800


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
12		STONY BROOK RD, ARLINGTON

**OWNERSHIP**

Unit #:

Owner 1: HAMLIN CHERYL L--ETAL	
Owner 2: AGUDELO G. WILLIAM	
Owner 3:	

Street 1: 12 STONY BROOK RD	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	Own Occ: Y

Postal: 02476	Type:
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**PREVIOUS OWNER**

Owner 1:	
Owner 2:	
Street 1:	

Twn/City:	
St/Prov:	Cntry
Postal:	

**NARRATIVE DESCRIPTION**

This parcel contains .279 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1954, having primarily Clapboard Exterior and 1964 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.
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**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

Code	Descrip/No	Amount	Com. Int

Code	Descrip/No	Amount	Com. Int

Code	Descrip/No	Amount	Com. Int

Code	Descrip/No	Amount	Com. Int

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Code	Descrip/No	Amount	Com. Int

Code	Descrip/No	Amount	Com. Int

Code	Descrip/No	Amount	Com. Int

Code	Descrip/No	Amount	Com. Int

Code	Descrip/No	Amount	Com. Int

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	12151.000	309,700		706,100	1,015,800		88096
							GIS Ref
							GIS Ref
							Insp Date
							10/13/17

 Total Card / Total Parcel  
 APPRAISED: 1,015,800 / 1,015,800  
 USE VALUE: 1,015,800 / 1,015,800  
 ASSESSED: 1,015,800 / 1,015,800

**Patriot**  
Properties Inc.

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	Own Occ: Y

Postal: 02476	Type:
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**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	309,700	0	12,151.	706,100	1,015,800		Year end	12/23/2021
2021	101	FV	298,000	0	12,151.	706,100	1,004,100		Year End Roll	12/10/2020
2020	101	FV	298,000	0	12,151.	706,100	1,004,100	1,004,100	Year End Roll	12/18/2019
2019	101	FV	237,900	0	12,151.	745,300	983,200	983,200	Year End Roll	1/3/2019
2018	101	FV	237,900	0	12,151.	549,200	787,100	787,100	Year End Roll	12/20/2017
2017	101	FV	234,900	0	12,151.	525,600	760,500	760,500	Year End Roll	1/3/2017
2016	101	FV	234,900	0	12,151.	486,400	721,300	721,300	Year End	1/4/2016
2015	101	FV	233,700	0	12,151.	408,000	641,700	641,700	Year End Roll	12/11/2014

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BURKE MICHAEL/E	23968-45		11/30/1993		242,500	No	No	Y	

**TAX DISTRICT**

Building Permits	Activity Information
	Date Result By Name
	10/13/2017 Inspected BS Barbara S
	9/1/2017 MEAS&NOTICE HS Hanne S
	3/28/2009 Inspected 201 PATRIOT
	2/17/2009 Measured 372 PATRIOT
	12/14/1999 Inspected 264 PATRIOT
	11/18/1999 Mailer Sent
	11/5/1999 Measured 263 PATRIOT
	8/1/1991 PM Peter M
Sign: / / /	VERIFICATION OF VISIT NOT DATA

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Sign: / / /	VERIFICATION OF VISIT NOT DATA

**PROPERTY FACTORS**

Item	
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**EXTERIOR INFORMATION**

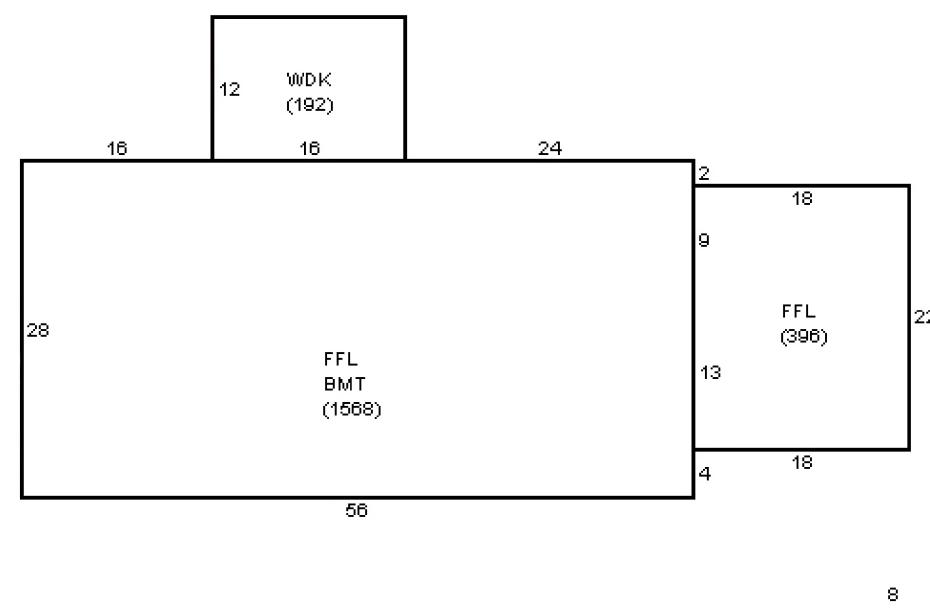
Type:	19 - Ranch	
Sty Ht:	1 - 1 Story	
(Liv) Units:	1	Total: 1
Foundation:	1 - Concrete	
Frame:	1 - Wood	
Prime Wall:	2 - Clapboard	
Sec Wall:	26 - Wood	2%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	TAN	
View / Desir:		

**BATH FEATURES**

Full Bath:	1	Rating: Good
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:	1	Rating: Good
A HBth:		Rating:
OthrFix:	1	Rating: Average

**COMMENTS**

SINK IN BMT, PDAS.
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**SKETCH****GENERAL INFORMATION**

Grade:	C+ - Average (+)
Year Blt:	1954
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdict:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

**INTERIOR INFORMATION**

Avg Ht/FL:	STD
Prim Int Wal	1 - Drywall
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	2
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

**MOBILE HOME**

Make:		Model:		Serial #:		Year:		Color:	
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**SPEC FEATURES/YARD ITEMS**

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
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**PARCEL ID** 137.0-0003-0012.A

More: N

Total Yard Items:

Total Special Features:

Total:

**RESIDENTIAL GRID**

1st Res Grid	Desc: Line 1	# Units 1
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMS: 7 BRs: 3 Baths: 1 HB: 1	

**REMODELING**

Exterior:	No Unit	RMS	BRS	FL
Interior:	1	7	3	
Additions:				
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:				
Totals	1	7	3	

**RES BREAKDOWN****CALC SUMMARY**

Basic \$ / SQ:	100.00
Size Adj.:	1.18462324
Const Adj.:	0.99989998
Adj \$ / SQ:	118.450
Other Features:	92000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	420758
Depreciation:	111080
Depreciated Total:	309678
WtAv\$/SQ:	
AvRate:	
Ind.Val:	
Juris. Factor:	
Special Features:	0
Final Total:	309700
Before Depr:	130.30
Val/Su Net:	83.16
Val/Su SzAd:	157.69

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price
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**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
FFL	First Floor	1,964	118.450	232,637						
BMT	Basement	1,568	35.540	55,719						
WDK	Deck	192	11.210	2,152						
Net Sketched Area:			3,724	Total:	290,508					
Size Ad	1964	Gross Area	3724	FinArea	1964					

**IMAGE****AssessPro Patriot Properties, Inc**